FINAL PLAT

BROOKE HAVEN FIFTH PLAT

KEARNEY, CLAY COUNTY, MISSOURI

Part of the SW 1/4 of Sec. 36, Twp. 53 N., Rge. 31 W.

DESCRIPTION:

A tract of land in the Southwest Quarter of Section 36, Township 53N, Range 31W in the City of Kearney, Clay County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of Section 36; thence South 89 Degrees, 50 Minutes, 47 Seconds East, along the South line of the Southwest Quarter, 910.83 feet; thence North 00 Degrees, 09 Minutes, 13 Seconds East, 30.00 feet to a point on the existing North Right Of Way line of North 144th Street, and the Point Of Beginning; thence South 89 Degrees, 50 Minutes, 47 Seconds East, along the Right Of Way line, 378.54 feet, to the intersection of existing North Right Of Way at NE 144th Street and the existing West Right Of Way of Jesse James Road; thence North 00 Degrees, 57 Minutes, 55 Seconds East, along West Right Of Way line, 1195.47 feet; thence South 89 Degrees, 22 Minutes, 01 Second West, 10.03 feet; thence South 86 degrees, 53 minutes, 03 seconds West, 45.39 feet; thence North 07 Degrees, 31 Minutes, 21 Seconds West, 159.70 feet; thence North 41 Degrees, 57 Minutes, 16 Seconds West, 73.52 feet; thence North 68 Degrees, 31 Minutes, 10 Seconds West, 73.52 feet; thence South 84 Degrees, 54 Minutes, 50 Seconds West, 73.52 feet; thence South 56 Degrees, 21 Minutes, 02 Seconds West, 73.52 feet; thence South 31 Degrees, 39 Minutes, 34 Seconds West, 53.05 feet; thence South 05 Degrees, 28 Minutes, 23 Seconds West, 73.37 feet; thence South 05 Degrees, 15 Minutes, 34 Seconds West, 136.63 feet; thence South 17 Degrees, 01 Minutes, 38 Seconds West, 94.11 feet; thence South 63 Degrees, 17 Minutes, 05 Seconds West, 79.81 feet; thence North 86 Degrees, 27 Minutes, 35 Seconds West, 50.57 feet; thence North 27 Degrees, 18 Minutes, 20 Seconds East, 44.84 feet; thence North 06 Degrees, 23 Minutes, 24 Seconds East, 71.67 feet; thence North 13 Degrees, 37 Minutes, 17 Seconds West, 57.47 feet; thence North 34 Degrees, 18 Minutes, 54 Seconds West, 57.47 feet, thence North 57 Degrees, 56 Minutes, 39 Seconds West, 73.52 feet; thence North 84 Degrees, 30 Minutes, 34 Seconds West, 73.52 feet; thence South 72 Degrees, 20 Minutes, 24 Seconds west, 54.11 feet; thence South 49 Degrees, 27 Minutes, 21 Seconds West, 73.52 feet; thence South 22 Degrees, 53 Minutes, 27 Seconds West, 73.52 feet; thence South 05 Degrees, 02 Minutes, 37 Seconds West, 25.47 feet; thence South 07 Degrees, 56 Minutes, 57 Seconds East, 46.90 feet; thence South 00 Degrees, 23 Minutes, 48 Seconds West, 102.80 feet; thence South 13 Degrees, 34 Minutes, 22 Seconds East, 166.85 feet, to a point on the Northeast line of Lot 162 of the recorded plat "BROOKE HAVEN FOURTH PLAT"; thence along the East line of "BROOKE HAVEN FOURTH PLAT" the following 8 courses:

South 29 Degrees, 29 Minutes, 53 Seconds East, 151.79 feet
South 24 Degrees, 07 Minutes, 24 Seconds East, 157.00 feet
South 65 Degrees, 52 Minutes, 36 Seconds West, 12.93 feet
South 24 Degrees, 07 Minutes, 24 Seconds East, 124.95 feet
South 33 Degrees, 24 Minutes, 49 Seconds East, 87.26 feet
North 88 Degrees, 44 Minutes, 21 Seconds East, 150.04 feet
South 00 Degrees, 00 Minutes, 00 Seconds West, 173.76 feet
South 90 Degrees, 00 Minutes, 00 Seconds East, 6.65 feet
South 00 Degrees, 00 Minutes, 00 Seconds West, 195.20 feet

to the Point Of Beginning, containing 19.17 acres, more or less.

DEDICATION: The undersigned proprietor of the property described hereon has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as BROOKE HAVEN FIFTH PLAT. It shall be a sufficient description of the lots shown on this plat to designate the same by the number which appears near the center of said Lots, followed by the words BROOKE HAVEN FIFTH PLAT.

EASEMENTS: An easement or license is hereby granted to the City of Kearney, Missouri, to locate, construct, and maintain or to authorize the location, construction, maintenance and use of conduits for oil and any purpose; water, gas, sanitary and storm sewers, poles, wires and anchors or all or any of them, over, under, and along the strips of land outlined on this plat and designated by the words "Utility Easement" or "U.E." or "Drainage Easement" or "D.E.".

STREETS: The streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building Lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., a Missouri Corporation, has, by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 14th day of September, 2004.

ROBERTSON PROPERTIES, INC.

James D. Robertson
President

William J. Wizmann
Secretary

Be it remembered that on this 14th day of September, 2004, before me, a Notary Public, appeared James D. Robertson, to me personally known, who being by me duly sworn, did say that he is President of ROBERTSON PROPERTIES, INC., a Missouri Corporation, and that the Seal affixed to the foregoing instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said James D. Robertson acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State, the day and year above written.

My Commission Expires: May 4, 2008

Jacqueline Kirpatrick
Jacqueline Kirpatrick - Notary Public
Notary Seal for State of Missouri - Clay County
My Commission Expires 5/4/2008

This is to certify that the foregoing plat has been approved, and the streets and easements shown hereon are accepted by Ordinance No. 072-2003

Witness the hand of the undersigned Mayor and City Clerk this 17th day of September, 2003.

Mayor

City Clerk

DEVELOPER:

ROBERTSON PROPERTIES, INC.
P.O. Box 165
Liberty, MO 64068

NOTES:

1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked AGC 2002000799, unless otherwise indicated hereon.
2. All curves shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S/E = Sanitary Sewer Easement
D/E = Drainage Easement
W/E = Water Main Easement
MLO = Minimum Low Open Elevation
MLO = Minimum Low Open Elevation

△ Existing Permanent Monument
▲ Permanent Monument to be set after street construction.
○ Found Existing Bar
● 1/2" Bar to be set with plastic cap marked AGC 2002000799.

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of BROOKE HAVEN FIFTH PLAT subdivision is based on an actual survey made by me or under my direct supervision, and that said survey meets or exceeds the current minimum standards for an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. Further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief at this time.

Ronald E. Schreer, MO LS NO. 2569

Signature and stamp in blue ink indicates an original signed copy by this surveyor, any other color is not an original copy.

BY	REVISION	DATE:
RES	REVISED SIGNATURE BLOCK.	9-14-04
RFS	AS SUBMITTED TO THE CITY	9-29-03

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-9666

Akin, Gordon & Cowger
Engineers & Land Surveyors

(HORIZ. IN FEET)
1 inch = 60 ft.

DRAWING NO.
2 OF 2

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com